

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 83687



Your Bridge to a Better Community

BLDG ADDRESS 2035 N. 15 SQ. FT. OF PROPOSED BLDGS/ADDITION 240

TAX SCHEDULE NO. 2945-122-03-001 SQ. FT. OF EXISTING BLDGS 898

SUBDIVISION AC N elms TOTAL SQ. FT. OF EXISTING & PROPOSED 1138'

FILING _____ BLK _____ LOT 10 & 11 (N 1/2) NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Wells Fargo Trust FBO William D Wagner IRA NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS POB 4366 8102 USE OF EXISTING BUILDINGS residence/garage

(1) TELEPHONE 970-244-9074 DESCRIPTION OF WORK & INTENDED USE strap

(2) APPLICANT William D. Wagner TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD) _____
 (2) ADDRESS POB 4366 8102 Other (please specify) _____
 (2) TELEPHONE 970-244-9074

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Permanent Foundation Required: YES _____ NO _____

Side 5' from PL, Rear 10' from PL
 Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

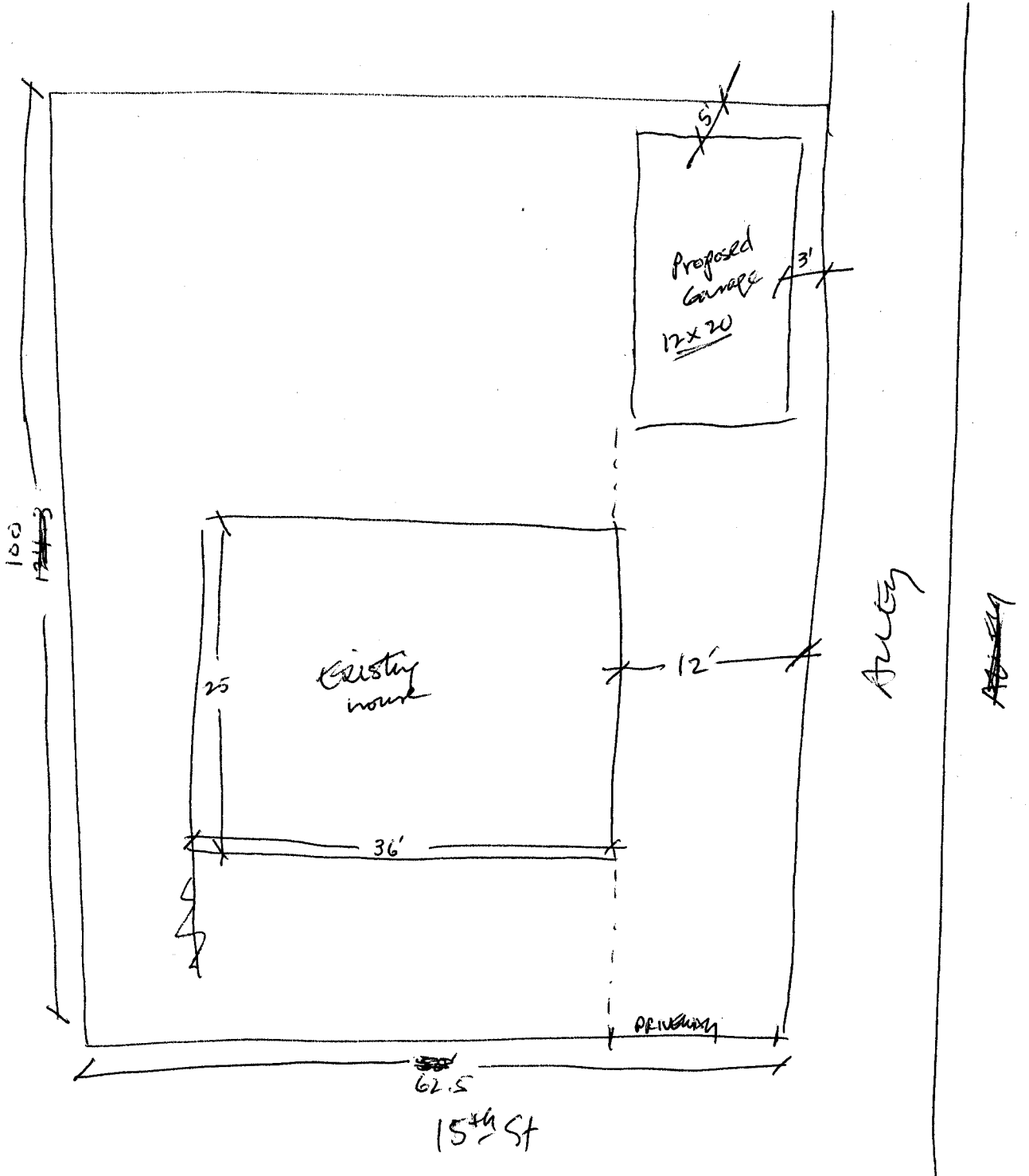
Applicant Signature William D. Wagner Date 3/19/02

Department Approval Pat Buchanan Date 3/19/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>P. Bensley</u>		Date <u>3/19/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Pat Bushman 3-19-02
 ANY CHANGE TO RECORDS MUST BE
 APPROVED BY CITY PLANNING
 DEPARTMENT. LICENSANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES